



OFFICE OF PLANNING

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

June 19th, 2015

Ian M. Comerford, Chairman
Zoning Board of Appeals
133 William Street
New Bedford, MA 02740

Re: Case #4184

Petitioner: JC Engierring, Inc.
c/o John L. Churchill
2845 Cranberry Hwy
Wareham, MA

John I. Trottier
25 Barends Way
Middleboro, MA

Location: 1052 Leroy Street (Map 137, Lot 41)

Dear Mr. Comerford:

Please be advised that I have reviewed the petition, and submit the following for consideration by the Board. The petitioners are proposing to demolish and reconstruct a single family dwelling at 1052 Leroy Street. The proposal requires a Finding/Special Permit from the Zoning Board of Appeals, that the proposed modification to an existing nonconforming structure is not substantially more detrimental than the existing nonconforming structure to the neighborhood.

The existing nonconformity on this lot is the lot size, frontage, front and side yard setback. The proposal relocates the structure further back on the property, meeting front and side yard setbacks. The proposal will still be nonconforming in lot size and frontage. The proposal decreases the footprint of the structure and increases the number of stories.

The Board should take into consideration the presentation of the petitioner and any abutters in determining if the petition meets the criteria to grant a Special Permit. If granted, the proposed demolition will have to be reviewed by the Historic Commission.

Sincerely,


Jill Maclean
City Planner

Cc: Danny Romanowicz, Building Commissioner

James Oliveira, Ward 1 City Councilor